



August 2014

Area Delimited by City Of Edmond

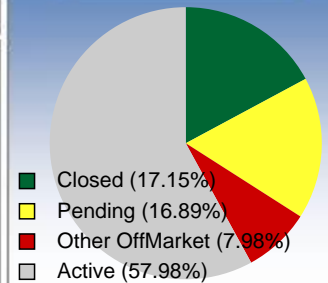


Absorption: Last 12 months, an Average of **333** Sales/Month

Active Inventory as of August 31, 2014 = **1,359**

	AUGUST		
	2013	2014	+/- %
Closed Listings	422	402	-4.74%
Pending Listings	362	396	9.39%
New Listings	492	556	13.01%
Median List Price	219,945	229,900	4.53%
Median Sale Price	217,745	227,750	4.59%
Median Percent of List Price to Selling Price	99.37%	98.97%	-0.40%
Median Days on Market to Sale	27.00	20.00	-25.93%
End of Month Inventory	1,540	1,359	-11.75%
Months Supply of Inventory	4.68	4.08	-12.92%

Market Activity



Monthly Inventory Analysis

Report Produced on: Sep 19, 2014

Data from the Oklahoma City Metropolitan Association of REALTORS®

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2014 decreased **11.75%** to 1,359 existing homes available for sale. Over the last 12 months this area has had an average of 333 closed sales per month. This represents an unsold inventory index of **4.08** MSI for this period.

Median Sale Prices Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **4.59%** in August 2014 to \$227,750 versus the previous year at \$217,745.

Median Days on Market Shortens

The median number of **20.00** days that homes spent on the market before selling decreased by 7.00 days or **25.93%** in August 2014 compared to last year's same month at **27.00** DOM.

Sales Success for August 2014 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 556 New Listings in August 2014, up **13.01%** from last year at 492. Furthermore, there were 402 Closed Listings this month versus last year at 422, a **-4.74%** decrease.

Closed versus Listed trends yielded a **72.3%** ratio, down from last year's August 2014 at **85.8%**, a **15.70%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLSOK -
Office: OKC Metro Assn of REALTORS
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2014

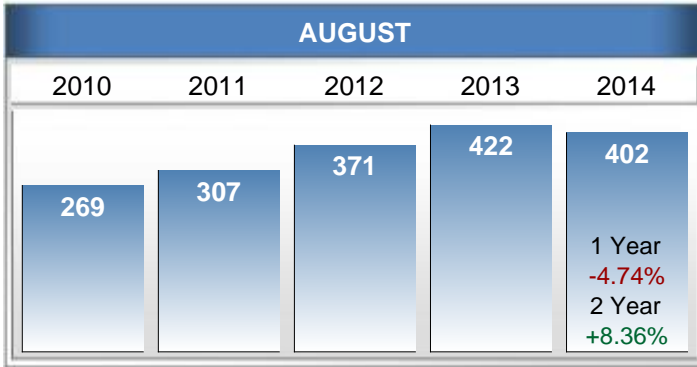
Closed Sales as of Sep 18, 2014



Closed Listings

Report Produced on: Sep 19, 2014

Area Delimited by City Of Edmond



Closed Listings

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CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$125,000 and less	32	7.96%	9.5	6	23	3	0	
\$125,001 - \$150,000	39	9.70%	12.0	2	32	3	2	
\$150,001 - \$175,000	46	11.44%	10.0	2	33	10	1	
\$175,001 - \$250,000	115	28.61%	25.0	8	72	32	3	
\$250,001 - \$300,000	67	16.67%	23.0	1	17	45	4	
\$300,001 - \$400,000	58	14.43%	26.0	1	14	40	3	
\$400,001 and up	45	11.19%	33.0	0	6	29	10	
Total Closed Units: 402				20.0	20	197	162	23
Total Closed Volume: 105,982,280					3.47M	39.38M	52.21M	10.92M
Median Closed Price: \$227,750					\$173,001	\$181,000	\$282,950	\$352,000



Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

August 2014

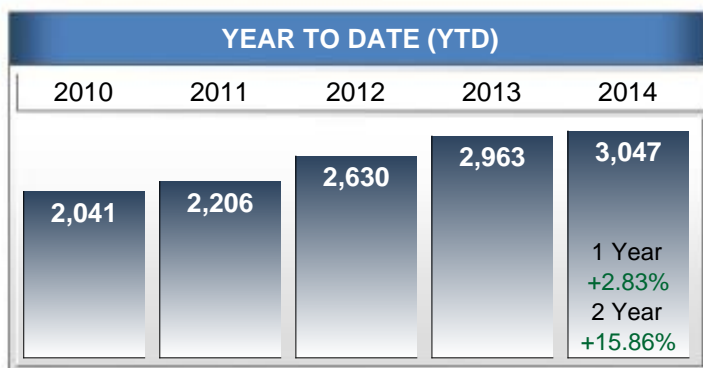
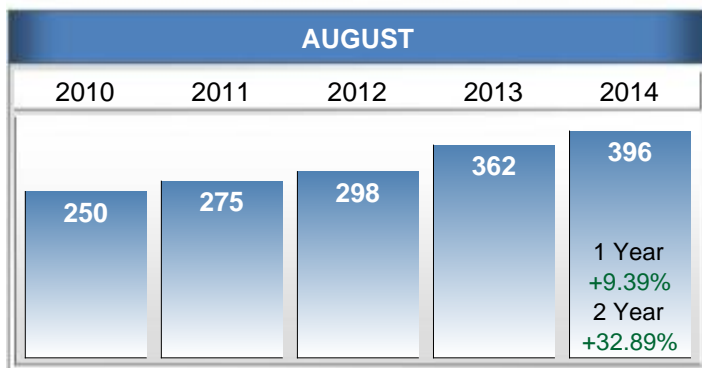
Pending Listings as of Sep 18, 2014



Pending Listings

Report Produced on: Sep 19, 2014

Area Delimited by City Of Edmond



Pending Listings
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5yr AUG AVG = 316	3 MONTHS						
High Apr 2014 = 452 Low Dec 2010 = 151 <i>Pending Listings</i> this month at 396 , above the 5 yr AUG average of 316	<table border="1"> <tr> <td>JUN</td> <td>374</td> </tr> <tr> <td>JUL</td> <td>389</td> </tr> <tr> <td>AUG</td> <td>396</td> </tr> </table> <p>4.01% 1.80%</p>	JUN	374	JUL	389	AUG	396
JUN	374						
JUL	389						
AUG	396						

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$125,000 and less	35	8.84%	15.0	15	17	3	0	
\$125,001 - \$150,000	39	9.85%	7.0	5	30	4	0	
\$150,001 - \$175,000	53	13.38%	7.0	2	42	9	0	
\$175,001 - \$250,000	113	28.54%	23.0	9	66	37	1	
\$250,001 - \$325,000	55	13.89%	33.0	2	17	34	2	
\$325,001 - \$450,000	60	15.15%	48.0	0	12	46	2	
\$450,001 and up	41	10.35%	42.0	1	7	25	8	
Total Pending Units: 396				23.5	34	191	158	13
Total Pending Volume: 107,091,402					5.62M	39.89M	54.87M	6.71M
Median Listing Price: \$214,450					\$131,950	\$182,900	\$299,550	\$525,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2014

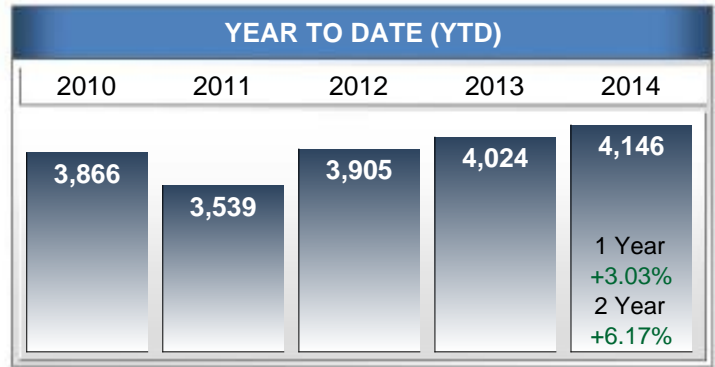
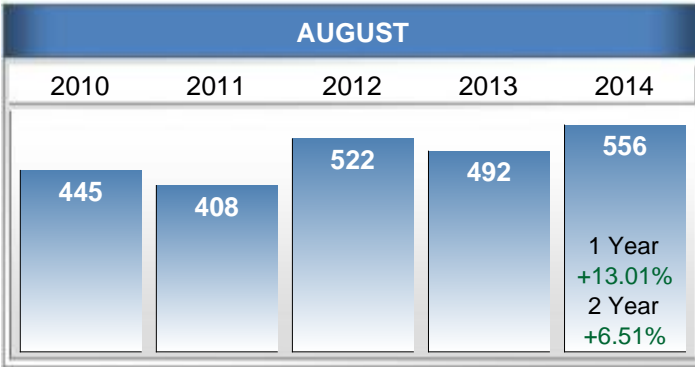
New Listings as of Sep 18, 2014



New Listings

Report Produced on: Sep 19, 2014

Area Delimited by City Of Edmond



New Listings

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NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	51	9.17%	24	22	5	0
\$125,001 - \$150,000	45	8.09%	8	33	4	0
\$150,001 - \$175,000	59	10.61%	7	41	11	0
\$175,001 - \$250,000	172	30.94%	17	96	59	0
\$250,001 - \$350,000	101	18.17%	3	37	55	6
\$350,001 - \$475,000	66	11.87%	1	12	46	7
\$475,001 and up	62	11.15%	1	6	38	17
Total New Listed Units:	556		61	247	218	30
Total New Listed Volume:	154,253,988		9.51M	53.20M	73.46M	18.09M
Median New Listed Listing Price:	\$219,900		\$145,027	\$188,500	\$298,145	\$522,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2014

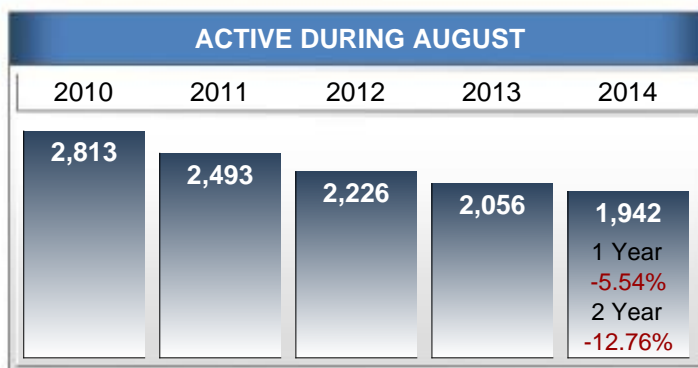
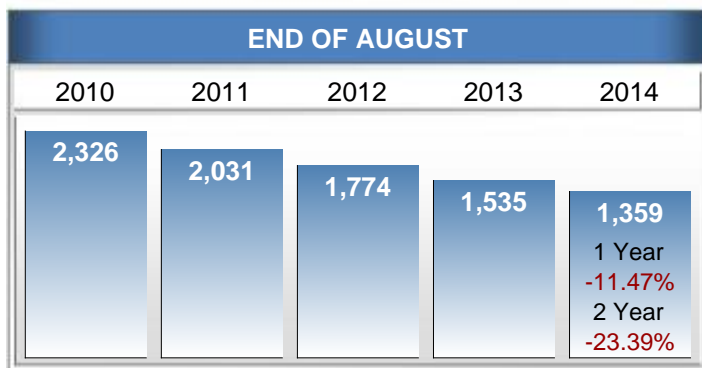
Active Inventory as of Sep 18, 2014



Active Inventory

Report Produced on: Sep 19, 2014

Area Delimited by City Of Edmond



Active Inventory

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5yr AUG AVG = 1,805	3 MONTHS
High Jul 2010 = 2,368	JUN 1,395
Low Apr 2014 = 1,315	JUL 1,386
<i>Inventory</i> this month at 1,359 , below the 5 yr AUG average of 1,805	AUG -0.65%
	AUG 1,359
	AUG -1.95%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	94	6.92%	272.0	92	2	0	0		
\$75,001 - \$150,000	157	11.55%	66.0	84	59	14	0		
\$150,001 - \$225,000	249	18.32%	32.0	37	162	50	0		
\$225,001 - \$325,000	292	21.49%	59.5	21	120	140	11		
\$325,001 - \$425,000	251	18.47%	71.0	6	67	158	20		
\$425,001 - \$675,000	181	13.32%	67.0	9	27	114	31		
\$675,001 and up	135	9.93%	104.0	16	13	67	39		
Total Active Inventory by Units:				1,359	68.0	265	450	543	101
Total Active Inventory by Volume:				507,011,976		60.88M	137.73M	233.33M	75.07M
Median Active Inventory Listing Price:				\$283,490		\$105,000	\$234,450	\$369,900	\$559,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2014

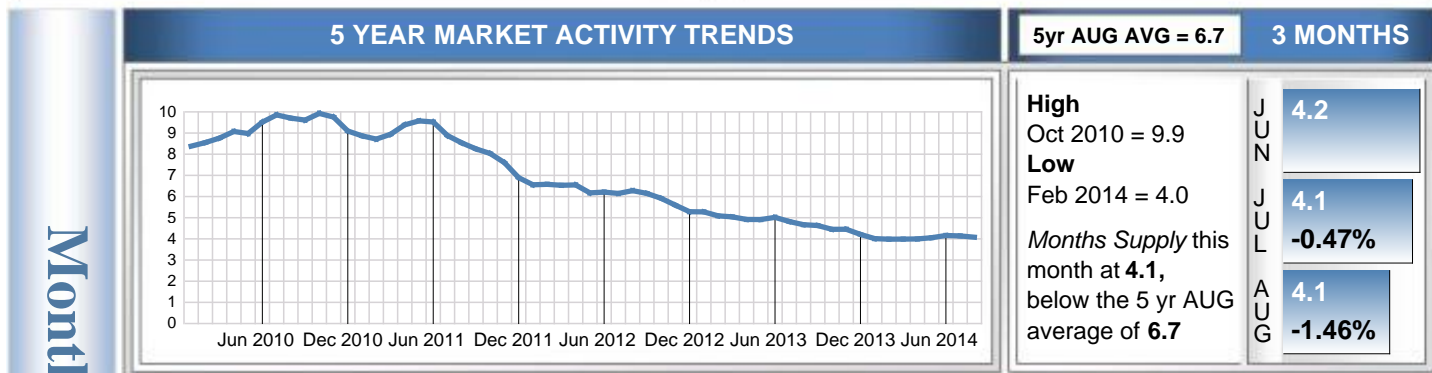
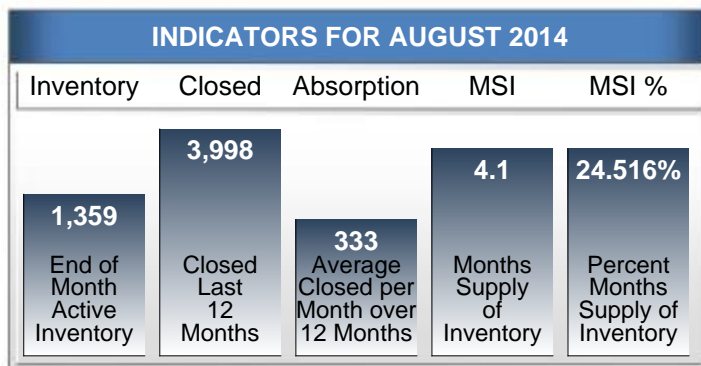
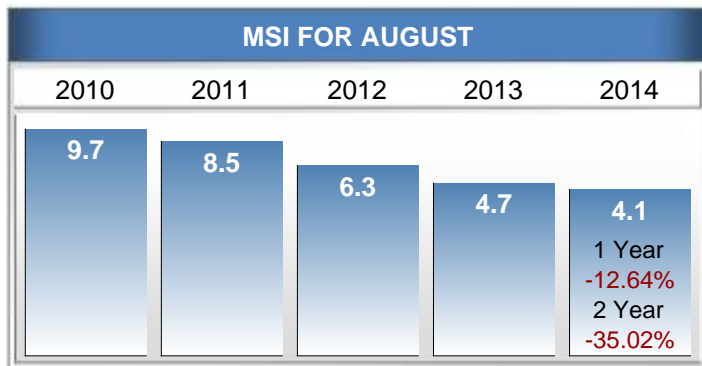
Active Inventory as of Sep 18, 2014



Months Supply of Inventory

Report Produced on: Sep 19, 2014

Area Delimited by City Of Edmond



Months Supply

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MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	94	6.92%	12.7	15.3	1.5	0.0	0.0
\$75,001 - \$150,000	157	11.55%	2.6	7.8	1.3	4.0	0.0
\$150,001 - \$225,000	249	18.32%	2.4	6.3	2.4	1.5	0.0
\$225,001 - \$325,000	292	21.49%	3.4	12.6	3.8	2.8	4.0
\$325,001 - \$425,000	251	18.47%	6.1	7.2	7.0	6.0	4.9
\$425,001 - \$675,000	181	13.32%	7.3	13.5	8.1	7.0	6.8
\$675,001 and up	135	9.93%	17.6	96.0	17.3	16.8	14.2
MSI:	4.1			10.2	2.8	4.1	6.7
Total Active Inventory:	1,359			265	450	543	101



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2014

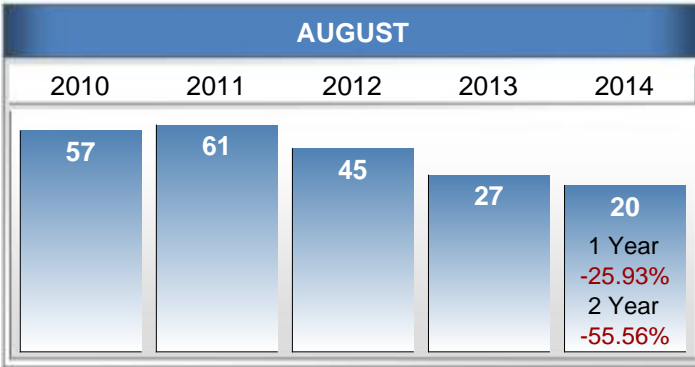
Closed Sales as of Sep 18, 2014



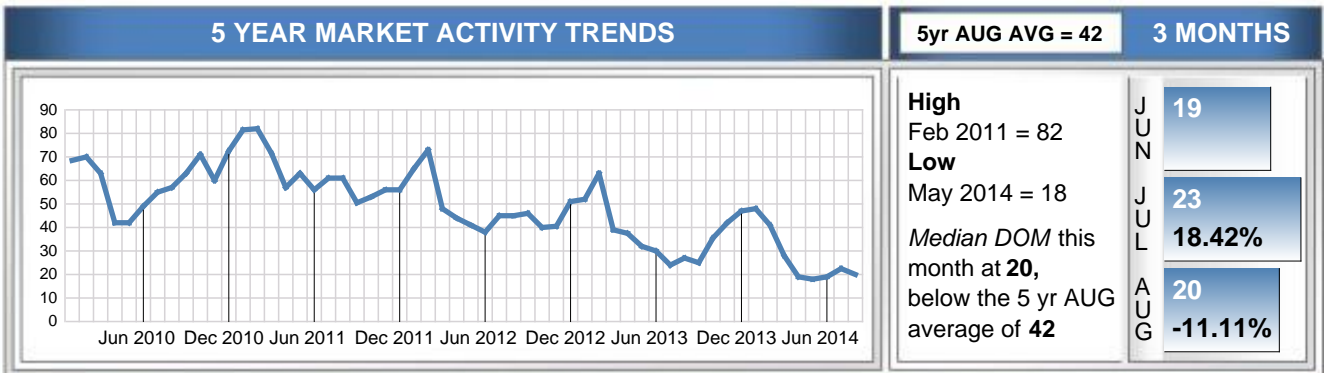
Median Days on Market to Sale

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Area Delimited by City Of Edmond



Median Days on Market



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	32	7.96%	9.5	11.0	16.0	8.0	0.0
\$125,001 - \$150,000	39	9.70%	12.0	57.5	20.0	4.0	1.0
\$150,001 - \$175,000	46	11.44%	10.0	576.0	11.0	9.0	141.0
\$175,001 - \$250,000	115	28.61%	25.0	38.5	28.5	21.0	34.0
\$250,001 - \$300,000	67	16.67%	23.0	162.0	23.0	24.0	6.0
\$300,001 - \$400,000	58	14.43%	26.0	131.0	21.0	28.0	26.0
\$400,001 and up	45	11.19%	33.0	0.0	47.5	21.0	52.0
Median Closed DOM:	20.0			22.5	20.0	20.0	28.0
Total Closed Units:	402			20	197	162	23
Total Closed Volume:	105,982,280			3.47M	39.38M	52.21M	10.92M

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Monthly Inventory Analysis

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August 2014

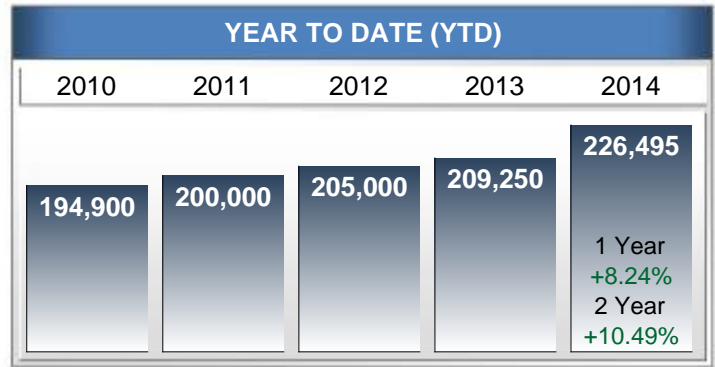
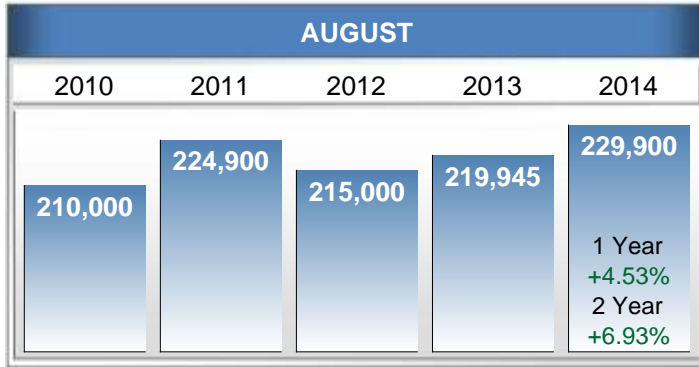
Closed Sales as of Sep 18, 2014



Median List Price at Closing

Report Produced on: Sep 19, 2014

Area Delimited by City Of Edmond



Median List Price

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MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	28	6.97%	100,925	112,950	99,900	119,900	0
\$125,001 - \$150,000	38	9.45%	141,344	141,373	141,787	138,450	134,777
\$150,001 - \$175,000	43	10.70%	168,000	166,950	168,000	169,500	151,900
\$175,001 - \$250,000	121	30.10%	205,000	204,900	199,900	224,245	212,000
\$250,001 - \$300,000	64	15.92%	271,872	279,900	275,000	270,990	279,000
\$300,001 - \$400,000	60	14.93%	349,900	400,000	358,950	339,900	349,858
\$400,001 and up	48	11.94%	539,500	485,000	485,000	518,950	639,950
Median List Price:	\$229,900			\$175,700	\$182,000	\$289,800	\$359,900
Total Closed Units:	402			20	197	162	23
Total List Volume:	108,095,942			3.82M	40.07M	52.95M	11.26M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2014

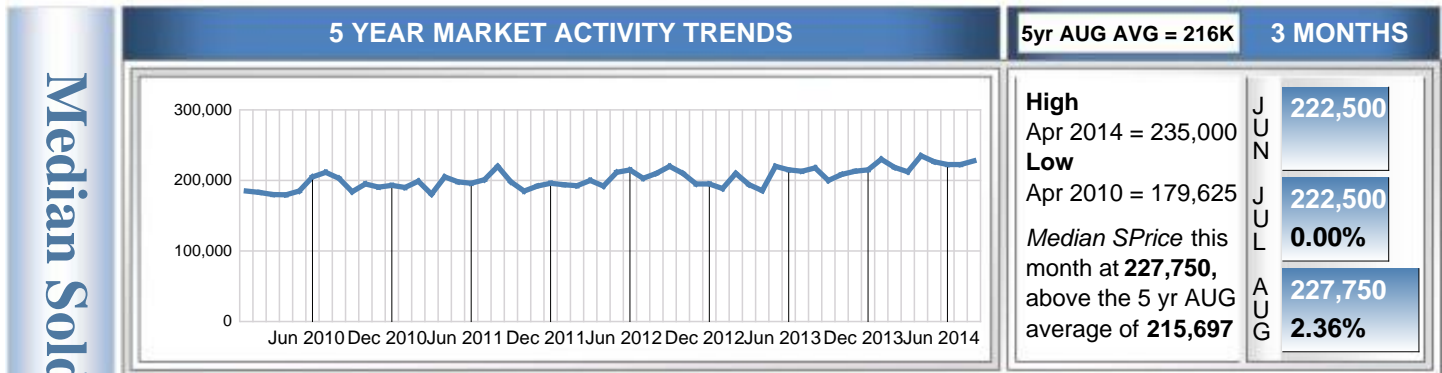
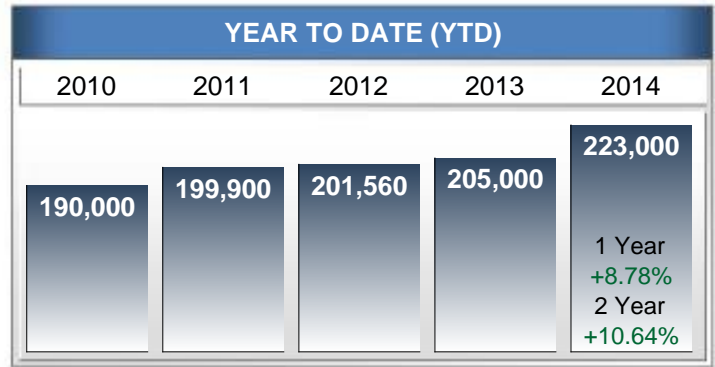
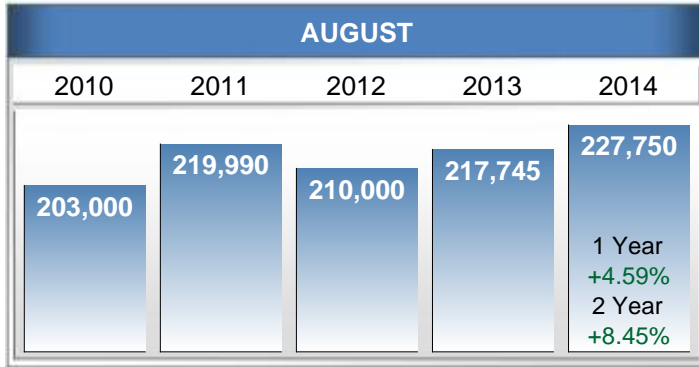
Closed Sales as of Sep 18, 2014



Median Sold Price at Closing

Report Produced on: Sep 19, 2014

Area Delimited by City Of Edmond



Median Sold Price

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Contact an experienced REALTOR

MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	32		7.96%	104,450	110,000	100,500	119,000	0
\$125,001 - \$150,000	39		9.70%	141,000	140,558	140,794	145,000	141,939
\$150,001 - \$175,000	46		11.44%	165,000	164,250	165,000	167,700	172,000
\$175,001 - \$250,000	115		28.61%	206,000	205,250	199,945	222,000	225,000
\$250,001 - \$300,000	67		16.67%	270,000	282,900	266,500	270,000	287,950
\$300,001 - \$400,000	58		14.43%	344,500	340,000	349,950	343,900	352,000
\$400,001 and up	45		11.19%	529,000	0	480,000	495,000	617,350
Median Closed Price:	\$227,750				\$173,001	\$181,000	\$282,950	\$352,000
Total Closed Units:	402				20	197	162	23
Total Closed Volume:	105,982,280				3.47M	39.38M	52.21M	10.92M



Monthly Inventory Analysis

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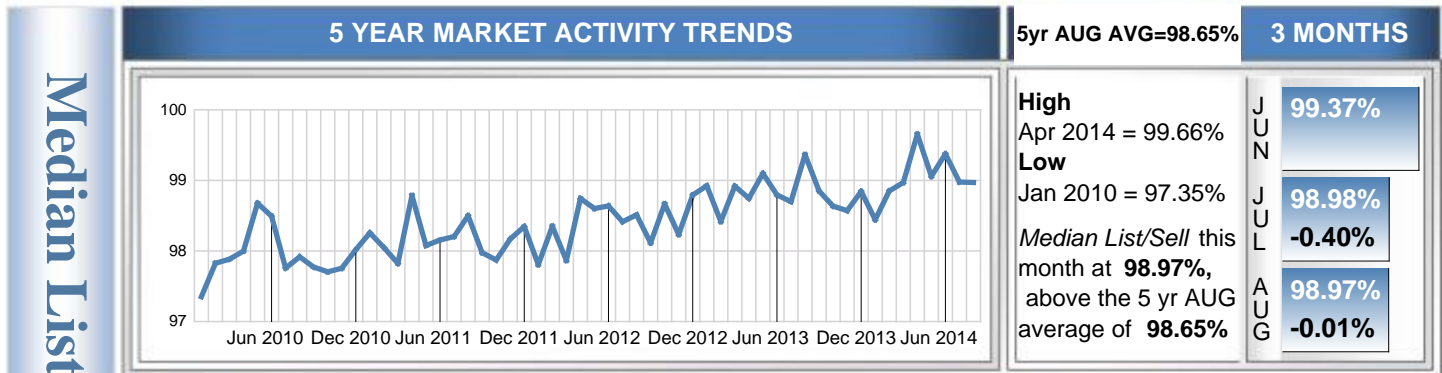
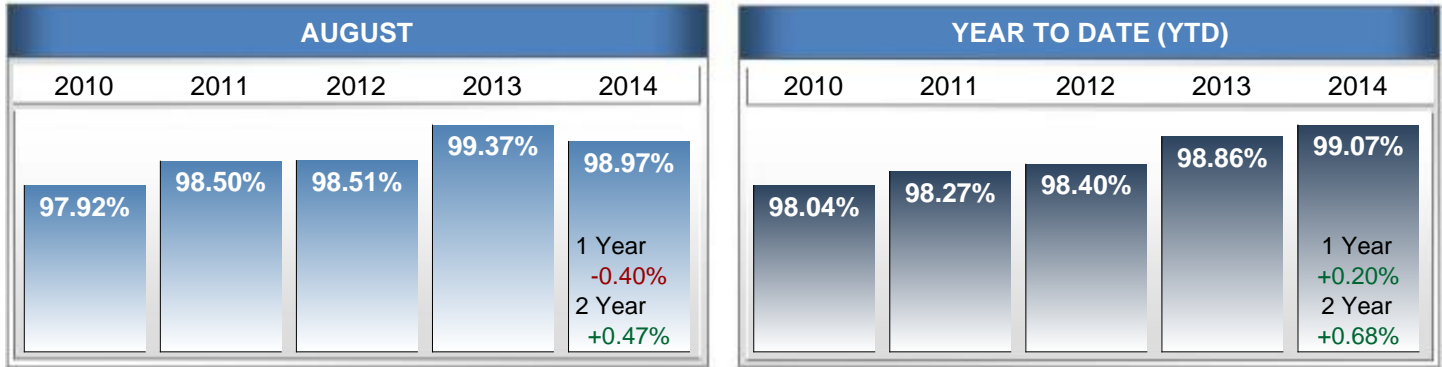
Closed Sales as of Sep 18, 2014



Median Percent of List Price to Selling Price

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Area Delimited by City Of Edmond



MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE							
Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	32	7.96%	98.68%	97.92%	97.36%	100.00%	0.00%
\$125,001 - \$150,000	39	9.70%	98.90%	99.45%	99.03%	91.07%	99.08%
\$150,001 - \$175,000	46	11.44%	97.77%	98.46%	97.77%	98.28%	93.84%
\$175,001 - \$250,000	115	28.61%	99.54%	99.90%	99.11%	99.90%	100.00%
\$250,001 - \$300,000	67	16.67%	100.00%	101.07%	100.00%	99.04%	99.50%
\$300,001 - \$400,000	58	14.43%	98.82%	85.00%	99.08%	98.82%	97.80%
\$400,001 and up	45	11.19%	98.76%	0.00%	98.13%	98.82%	98.00%
Median List/Sell Ratio:	98.97%			99.90%	98.97%	98.96%	98.76%
Total Closed Units:	402			20	197	162	23
Total Closed Volume:	105,982,280			3.47M	39.38M	52.21M	10.92M

Median List/Sell Price

Ready to Buy or Sell Real Estate? Contact an experienced REALTOR



Monthly Inventory Analysis

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Inventory as of Sep 18, 2014



Market Summary

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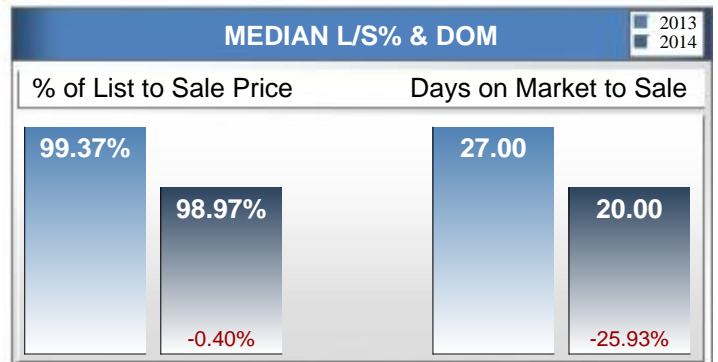
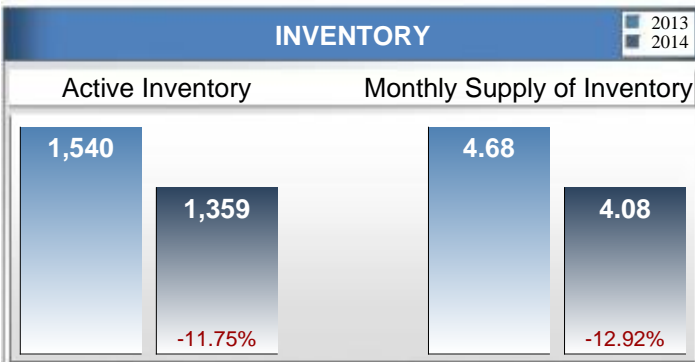
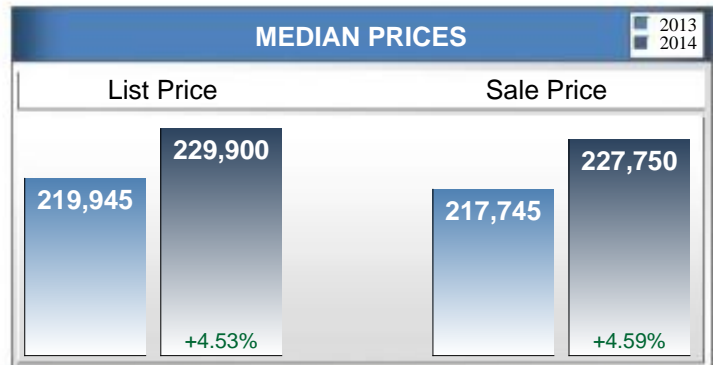
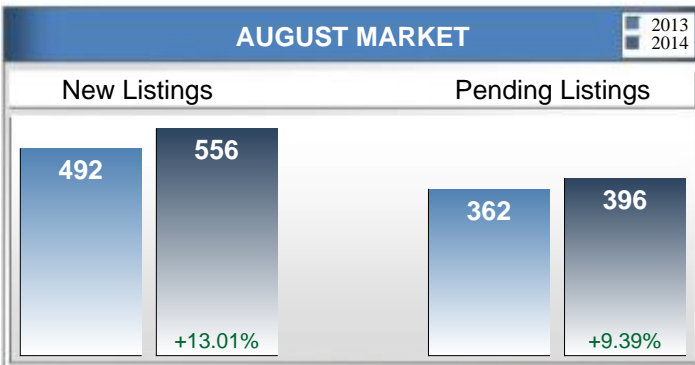
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Absorption: Last 12 months, an Average of 333 Sales/Month

Active Inventory as of August 31, 2014 = 1,359

	AUGUST			Year To Date		
	2013	2014	+/- %	2013	2014	+/- %
Closed Sales	422	402	-4.74%	2,778	2,800	0.79%
Pending Sales	362	396	9.39%	2,963	3,047	2.83%
New Listings	492	556	13.01%	4,024	4,146	3.03%
Median List Price	219,945	229,900	4.53%	209,250	226,495	8.24%
Median Sale Price	217,745	227,750	4.59%	205,000	223,000	8.78%
Median Percent of List Price to Selling Price	99.37%	98.97%	-0.40%	98.86%	99.07%	0.20%
Median Days on Market to Sale	27.00	20.00	-25.93%	34.00	24.00	-29.41%
Monthly Inventory	1,540	1,359	-11.75%	1,540	1,359	-11.75%
Months Supply of Inventory	4.68	4.08	-12.92%	4.68	4.08	-12.92%





August 2014

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Closed Sales by Units

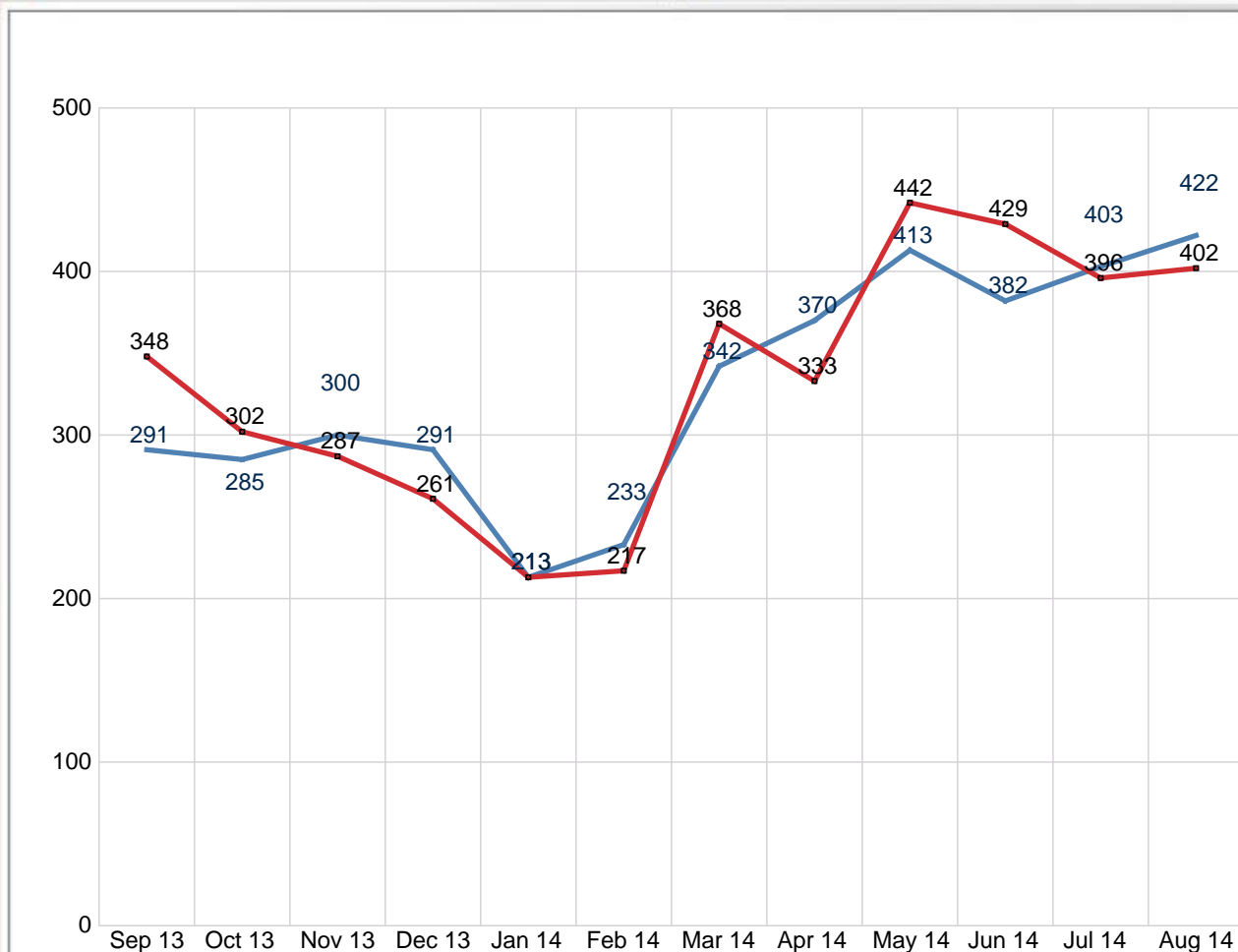
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Market Trends

Ready to Buy or Sell Real Estate?
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■ September 2013 - August 2014 (Current Year with Values)
 ■ September 2012 - August 2013 (Previous Year)



Comparative Analysis

AUGUST

2013	2014
422	402
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.74%</div>	

YEAR TO DATE (YTD)

Jan - Aug 2013	Jan - Aug 2014
2,778	2,800
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.79%</div>	

12 MONTH COMPARATIVE

Sep 12 - Aug 13	Sep 13 - Aug 14
3,945	3,998
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">1.34%</div>	



August 2014

Area Delimited by City Of Edmond



Closed Sales by Volume

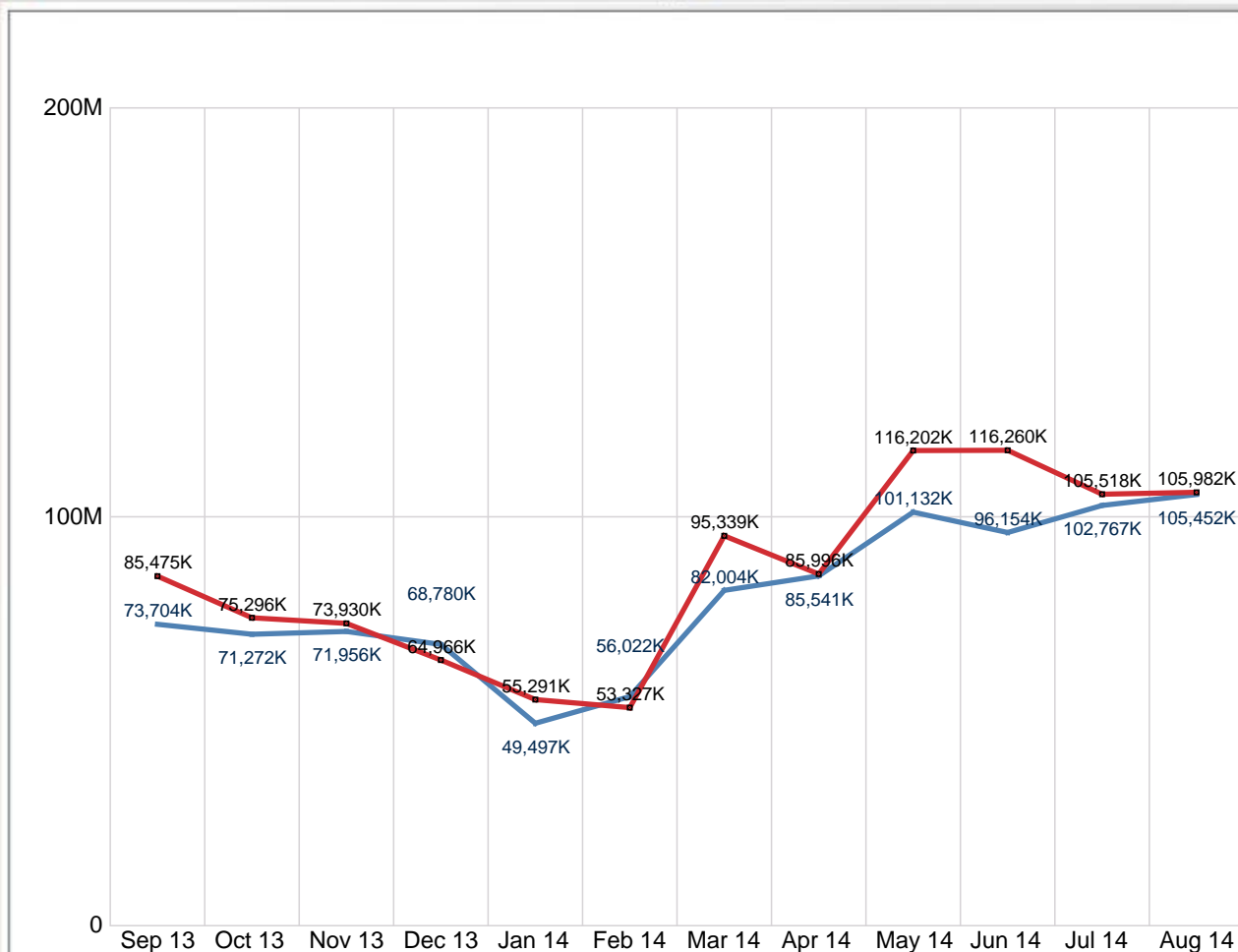
Report Produced on: Sep 19, 2014

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

■ September 2013 - August 2014 (Current Year with Values)
 ■ September 2012 - August 2013 (Previous Year)



Comparative Analysis

AUGUST

2013	2014
105M	106M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.50%	

YEAR TO DATE (YTD)

Jan - Aug 2013	Jan - Aug 2014
679M	734M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 8.16%	

12 MONTH COMPARATIVE

Sep 12 - Aug 13	Sep 13 - Aug 14
964M	1.03B
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 7.19%	



August 2014

Area Delimited by City Of Edmond



Closed Sales by Average Days on Market

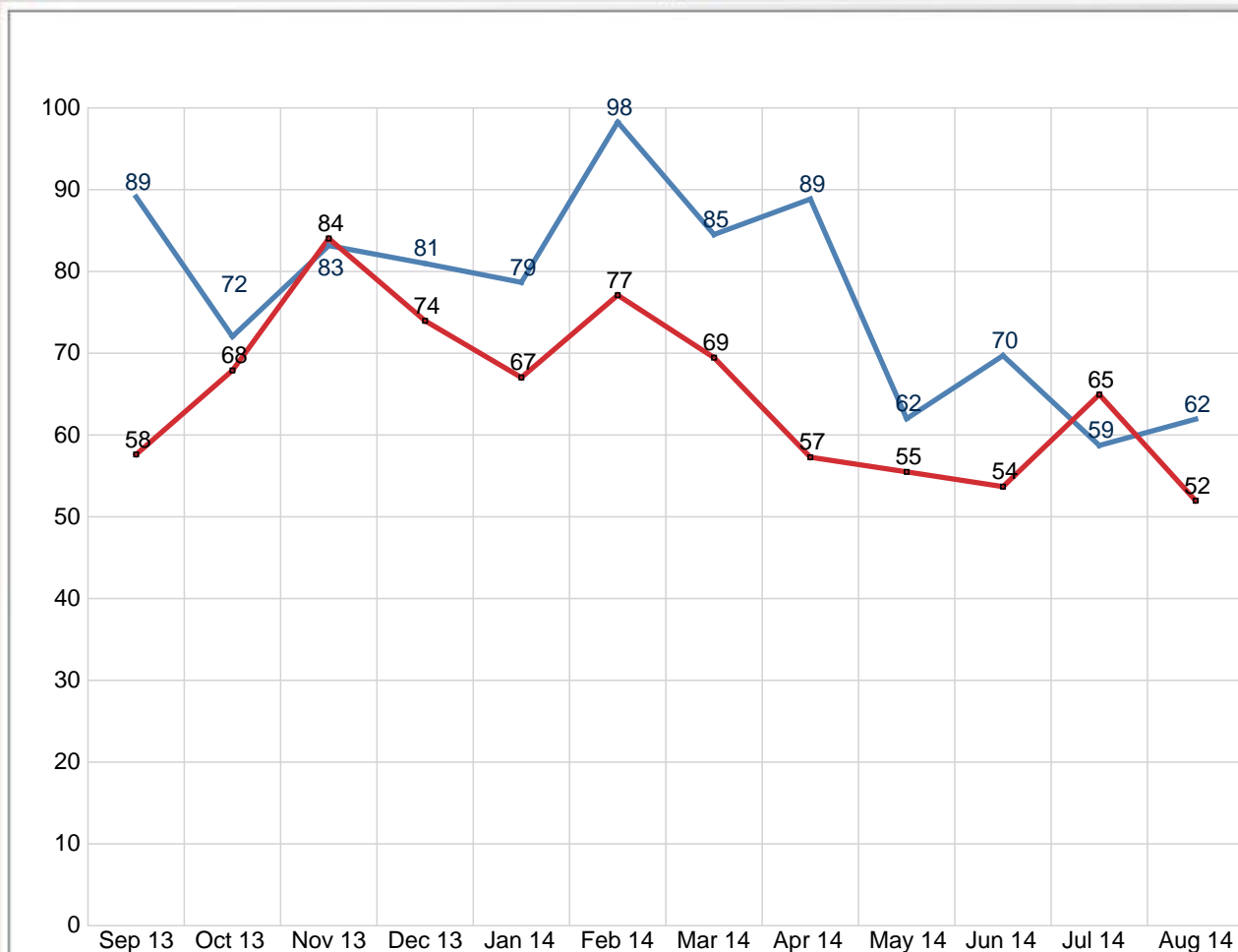
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Sep 19, 2014

Market Trends

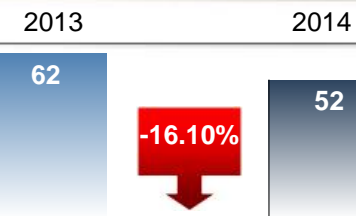
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Comparative Analysis

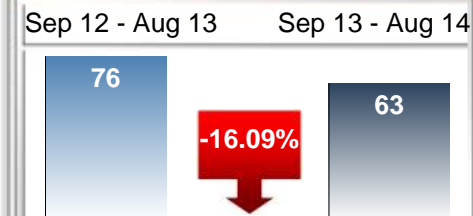
AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2014

Area Delimited by City Of Edmond



Closed Sales by Average Asked per Sold Ratio

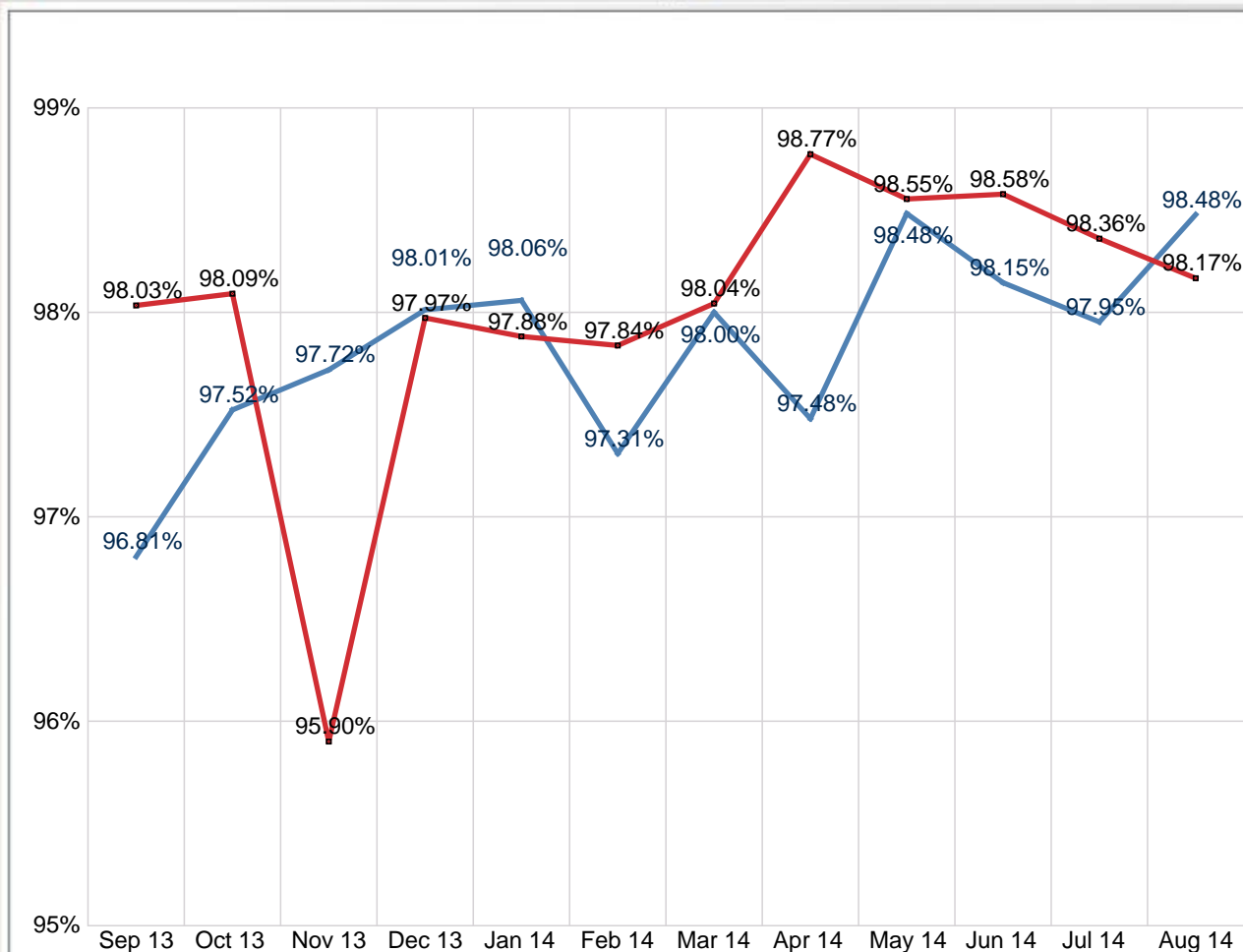
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Comparative Analysis

AUGUST

2013	2014
98.48%	98.17%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.32%</div>	

YEAR TO DATE (YTD)

Jan - Aug 2013	Jan - Aug 2014
98.03%	98.33%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.30%</div>	

12 MONTH COMPARATIVE

Sep 12 - Aug 13	Sep 13 - Aug 14
97.88%	98.09%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.21%</div>	



August 2014

Area Delimited by City Of Edmond



Closed Sales by Average Sold Price

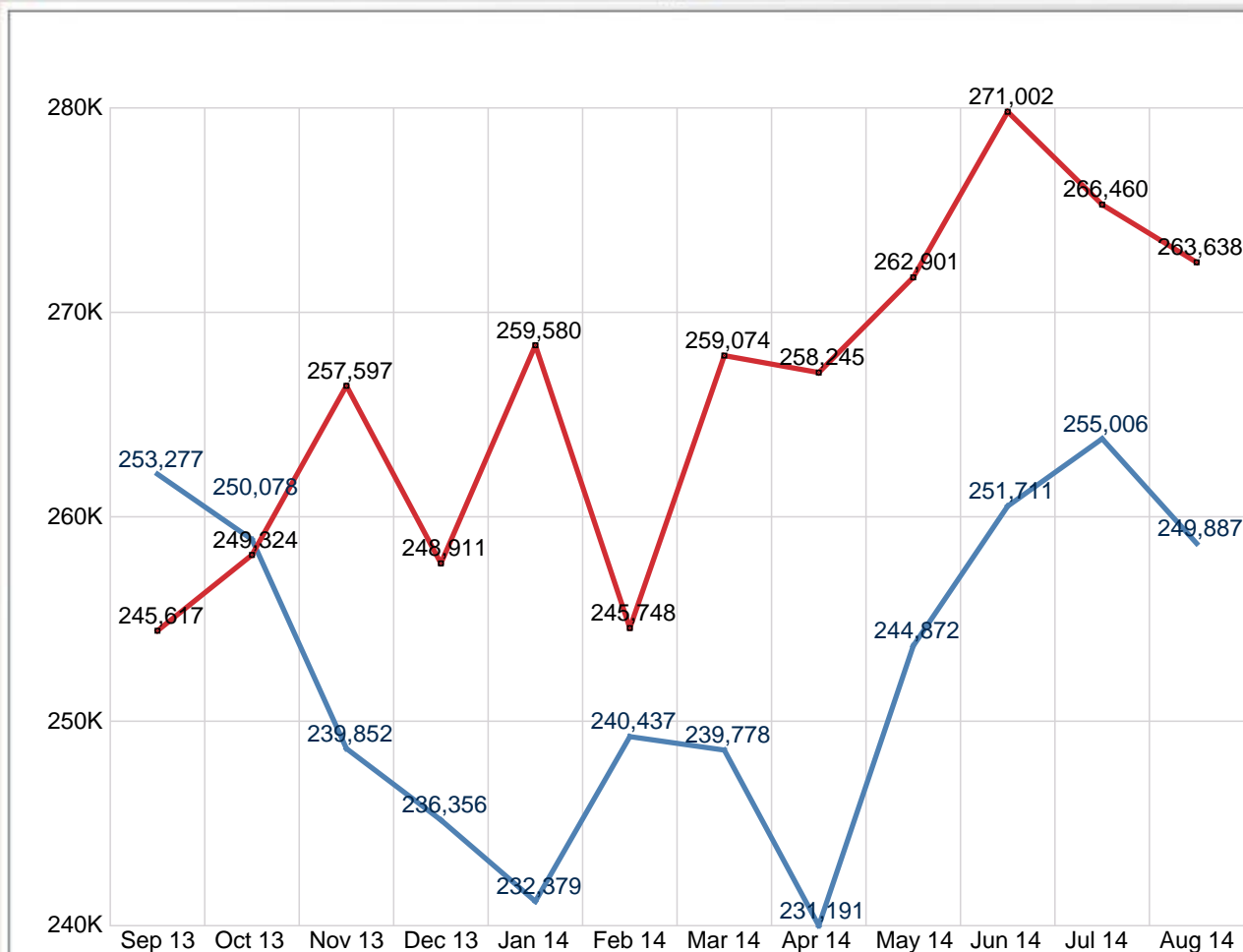
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Comparative Analysis

AUGUST

2013	2014
249,887	263,638
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 5.50%</div>	

YEAR TO DATE (YTD)

Jan - Aug 2013	Jan - Aug 2014
244,265	262,113
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 7.31%</div>	

12 MONTH COMPARATIVE

Sep 12 - Aug 13	Sep 13 - Aug 14
244,431	258,525
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 5.77%</div>	